

14908 106 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2190957



## \$749,000

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,009 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Better than NEW!! This stunning 10 month old Hendrix Max by High Mark Homes in Whispering Ridge is ready to welcome you. With 2,009 square feet of thoughtfully designed space, it's a place that feels instantly inviting. Step into the warm and welcoming front entry, where high ceilings, tiled floors, and a custom wood bench keep everything organized and ready for your day. At the heart of the home, the kitchen is nothing short of stunning. High ceilings with wood beams add warmth and character, while soft grey cabinets and quartz countertops lend timeless appeal. The oversized island, complete with an eat-up bar, invites family and friends to gather as meals come together. A large walk-in pantry keeps everything at your fingertips, and the dedicated coffee bar with wood shelving is an ideal nook to start your mornings. Across from the kitchen, the dining area flows seamlessly, offering sliding doors that lead to the backyard and a deck perfect for BBQs and outdoor gatherings when the warmer days arrive. The living room is a showstopper. Anchored by a floor-to-ceiling stone fireplace, the space feels grand yet cozy. Massive, tall windows bathe the room in natural light, while the wood beams and coffered ceiling add depth and warmth. Whether it's a quiet evening by the fire or hosting loved ones, this is a space that can truly do it all. The main-floor primary bedroom is your private retreat. Generously sized, it feels like a space you'll never want to leave. The ensuite is a sanctuary with dual vanities, a deep soaker tub, and a walk-in tiled shower with dual shower heads. It's the kind of bathroom that feels like a daily escape. The walk-in closet offers ample storage, keeping everything beautifully organized. Upstairs, three additional bedrooms provide comfortable spaces for family or guests, along with a bathroom featuring a

sprawling vanity. There's room for everyone to feel at home. And below it all, the unfinished basement with 9ft ceilings is ready for your imagination, whether you're dreaming of a home gym, a theatre room, or extra storage. Outside, the massive fenced yard offers endless possibilities for kids or pets to run and play. The heated, finished, triple car garage, measuring an impressive 40ft by 26ft, ensures room for vehicles, tools, and toys alike. And with the bonus of county taxes, you'll enjoy lower expenses without compromising on space or comfort. This gorgeous home is more than just a place to live—it's a place to grow, gather, and create lasting memories. Don't wait, call your REALTOR today to see it for yourself!